



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending December 31, 2021

FINANCIAL SUMMARY:

As of December 31, 2021, operating cash totaled \$3,980, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$582,937, for total assets of \$586,917.

Operating liabilities totaled \$0, prepaid assessments totaled \$3,754, and 'other' liabilities totaled \$0, for total liabilities of \$3,754.

The Association ended the month in a positive cash position of \$583,163.

For the month ending December 31, 2021, the Association incurred expenses and accrued costs totaling \$12,535, over budget by \$866.

The is due to the timing of the insurance payment that was scheduled for July.

YTD December 31, 2021, the Association incurred expenses and accrued costs totaling \$84,942, over budget by \$383.

As of December 31, 2021, replacement reserves totaled \$565,346.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Reserve Study	\$ 671	Under	Not yet invoiced
Landscape-other	\$ 1,816	Under	Less than anticipated
Irrigation Common Area	\$ 3,409	Over	Summer invoices paid
Pest Control	\$ 300	Under	Less than anticipated
Maintenance	\$ 598	Over	Less than anticipated
Contingency	\$ 375	Under	Less than anticipated

DELINQUENCIES: NONE TO REPORT

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

COMPLETED AND PENDING MAINTENANCE:

- *Dryer vent cleaning performed in June
- * Gutter cleaning performed in November
- *Courtyard maintenance to be performed in 2022
- *Caulking performed on several buildings

Balance Sheet (With Period Change)

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	3,980.16	5,587.43	-1,607.27
1030-000	CIT -Operating Money Market	17,591.07	13,883.00	3,708.07
1066-000	Certificate of Deposits - Reserve	377,322.60	377,126.77	195.83
1080-000	CIT - Reserve MM	188,023.36	181,152.62	6,870.74
1090-000	TOTAL CASH	586,917.19	577,749.82	9,167.37
1990-000	TOTAL ASSETS	586,917.19	577,749.82	9,167.37
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3,754.45	281.13	3,473.32
2680-000	TOTAL OTHER LIABILITIES	3,754.45	281.13	3,473.32
2690-000	TOTAL LIABILITIES	3,754.45	281.13	3,473.32
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	25,664.48	25,664.48	0.00
2830-000	Current Year Reserve Transfers	-42,649.81	-35,583.24	-7,066.57
2850-000	Current Year Retained Earnings/Operating Fund	34,802.11	29,108.06	5,694.05
2855-000	Reserve Equity	565,345.96	558,279.39	7,066.57
2990-000	TOTAL CAPITAL	583,162.74	577,468.69	5,694.05
2999-000	TOTAL LIABILITIES & CAPITAL	586,917.19	577,749.82	9,167.37

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Dec 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	5,056.00	5,530.00	-474.00	-8.57	33,180.00	33,180.00	0.00	0.00	66,360.00
3900-000 TOTAL OTHER INCOME	5,056.00	5,530.00	-474.00	-8.57	33,180.00	33,180.00	0.00	0.00	66,360.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.02	0.00	5.02	N/A	28.03	0.00	28.03	N/A	0.00
4047-000 Interest Income-Reserves	233.24	0.00	233.24	N/A	1,649.83	0.00	1,649.83	N/A	0.00
4070-000 Neighborhood Assessments	12,935.04	14,147.83	-1,212.79	-8.57	84,886.20	84,886.98	-0.78	0.00	169,774.00
4390-000 TOTAL ASSOCIATION INCOME	13,173.30	14,147.83	-974.53	-6.89	86,564.06	84,886.98	1,677.08	1.98	169,774.00
4999-000 TOTAL REVENUE	18,229.30	19,677.83	-1,448.53	-7.36	119,744.06	118,066.98	1,677.08	1.42	236,134.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,005.00	1,005.00	0.00	0.00	6,030.00	6,030.00	0.00	0.00	12,060.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	670.50	670.50	100.00	1,341.00
7226-000 Neighborhood Electric /Gas	46.40	80.00	33.60	42.00	224.68	370.00	145.32	39.28	850.00
7240-000 Neighborhood Landscape - Contract / Yards	1,884.06	1,884.17	0.11	0.01	11,304.36	11,305.02	0.66	0.01	22,610.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	1,183.58	3,000.00	1,816.42	60.55	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	497.90	2,420.50	1,922.60	79.43	10,670.63	7,261.50	-3,409.13	-46.95	14,523.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	550.00	725.00	175.00	24.14	1,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	1,651.50	0.00	-1,651.50	N/A	1,651.50	1,700.00	48.50	2.85	1,700.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	187.50	187.50	100.00	0.00	187.50	187.50	100.00	750.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,386.00
7280-000 Neighborhood Maintenance	1,920.39	500.00	-1,420.39	-284.08	3,598.20	3,000.00	-598.20	-19.94	6,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	16,549.00	16,454.00	-95.00	-0.58	16,454.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	375.00	375.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	7,005.25	6,139.67	-865.58	-14.10	51,761.95	51,378.52	-383.43	-0.75	87,424.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
9830-000 Master Base Assessments	5,530.00	5,530.00	0.00	0.00	33,180.00	33,180.00	0.00	0.00	66,360.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	0.00	0.00	33,180.00	33,180.00	0.00	0.00	66,710.00
9940-000 TOTAL EXPENSES	12,535.25	11,669.67	-865.58	-7.42	84,941.95	84,558.52	-383.43	-0.45	154,134.00
9950-000 Excess (Deficiency) of Revenues over Expenses	5,694.05	8,008.16	-2,314.11	-28.90	34,802.11	33,508.46	1,293.65	3.86	82,000.00

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Dec 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-6,833.33	-6,833.33	0.00	0.00	-40,999.98	-40,999.98	0.00	0.00	-82,000.00
Reserve Interest Income	-233.24	0.00	-233.24	N/A	-1,649.83	0.00	-1,649.83	N/A	0.00
	-7,066.57	-6,833.33	-233.24	-3.41	-42,649.81	-40,999.98	-1,649.83	-4.02	-82,000.00
Operating Excess (Deficiency) of Rev over Exp	-1,372.52	1,174.83	-2,547.35	N/A	-7,847.70	-7,491.52	-356.18	-4.75	0.00

Reserve Expenses:

No Reserve Projects Scheduled in 2021-22

Statement (12 months)

Period = Jul 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

		Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	33,180.00
3900-000	TOTAL OTHER INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	33,180.00
3999-000	TOTAL PM INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	33,180.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	4.90	4.82	4.11	5.04	4.14	5.02	28.03
4047-000	Interest Income-Reserves	294.50	296.06	296.45	298.97	230.61	233.24	1,649.83
4070-000	Neighborhood Assessments	20,211.00	13,743.48	12,126.60	12,935.04	12,935.04	12,935.04	84,886.20
4390-000	TOTAL ASSOCIATION INCOME	20,510.40	14,044.36	12,427.16	13,239.05	13,169.79	13,173.30	86,564.06
4999-000	TOTAL REVENUE	28,410.40	19,416.36	17,167.16	18,295.05	18,225.79	18,229.30	119,744.06
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	6,030.00
7226-000	Neighborhood Electric /Gas	31.16	31.14	35.90	37.61	42.47	46.40	224.68
7240-000	Neighborhood Landscape - Contract / Yards	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	11,304.36
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,183.58	0.00	1,183.58
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,865.20	0.00	6,307.53	0.00	497.90	10,670.63
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	195.00	0.00	200.00	0.00	550.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,651.50	1,651.50
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	500.00	1,177.81	1,920.39	3,598.20
7288-000	Neighborhood Property Insurance	16,549.00	0.00	0.00	0.00	0.00	0.00	16,549.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	19,544.22	6,865.40	3,119.96	9,734.20	5,492.92	7,005.25	51,761.95
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	33,180.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	33,180.00
9940-000	TOTAL EXPENSES	25,074.22	12,395.40	8,649.96	15,264.20	11,022.92	12,535.25	84,941.95
9950-000	Excess (Deficiency) of Revenues over Expenses	3,336.18	7,020.96	8,517.20	3,030.85	7,202.87	5,694.05	34,802.11

Expense Distribution

Property=ssun AND mm/yy=12/2021-12/2021

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-77587	ssun	1104760677587	12/01/2021	12/2021	46.40	0.00	536	12/21/2021	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						46.40	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-77353	ssun	468491	12/01/2021	12/2021	1,884.06	0.00	535	12/21/2021	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,884.06	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-77521	ssun	30-709977521	12/01/2021	12/2021	475.24	0.00	534	12/21/2021	Account #30-7099-00
citiss - City of Issaquah	P-77522	ssun	30-709877522	12/01/2021	12/2021	22.66	0.00	534	12/21/2021	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						497.90	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-77725	ssun	1639	12/10/2021	12/2021	715.65	0.00	537	12/22/2021	Roof / Gutter Repair
Total 7271-000 - Neighborhood Gutter/Ro...						715.65	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-77726	ssun	1638	12/10/2021	12/2021	1,651.50	0.00	537	12/22/2021	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						1,651.50	0.00			
7280-000 - Neighborhood Maintenance										
rwhand - RW Anderson Services, Inc.	P-77734	ssun	35357	12/20/2021	12/2021	1,204.74	0.00	538	12/23/2021	1393 Trim Repair
Total 7280-000 - Neighborhood Maintenance						1,204.74	0.00			
						6,000.25	0.00			